



6 Ashman Court, Marina Gardens

Bristol, BS16 3YA

£225,000



Hunters are delighted to offer for sale this superb, modern 2 bedroom apartment set within the highly popular Marina Gardens development. This fabulous well spaced flat would make a great first time buyer home and offers fantastic open plan living. Located in central Fishponds this lovely well decorated property is within easy reach to Bristol centre and the M32. Internally the property briefly comprises of, an open lounge with rear communal garden views into a stunning kitchen with breakfast bar, 2 good size bedrooms and a contemporary fitted bathroom. Further benefits include an allocated parking space, visitors parking, dg windows, night storage heaters and beautifully maintained communal gardens . An internal viewiwnig is highly recommended to appreciate everything on offer.



Entrance

Via communal door to staircase. The flat can be located on the first floor via door into ...

Hallway

Wall mounted night storage heater, wall mounted entry phone system, wood grain effect fitted laminate floor.

Open Plan Lounge/Diner 21'9" x 9'5" (6.63m x 2.89m)

Dimension overall Into Kitchen. The lounge area has a double glazed window to rear with pleasant outlook and views onto communal gardens. The kitchen area, double glazed window to side. The kitchen comprises of modern fitted base and wall units with working surfaces and tiled splash backs incorporating a single bowl sink, fitted electric hob with oven below and extractor over, integral fridge/freezer, space and plumbing for automatic washing machine and dishwasher, wood grain effect fitted laminate flooring, wall mounted night storage heater.

Bedroom 1 11'7" x 8'7" (3.54m x 2.63m)

Double glazed window to rear with pleasant outlook and views onto communal gardens, wood grain effect fitted laminate flooring.

Bedroom 2 11'8" x 9'4" (3.58m x 2.87m)

Double glazed window to rear with pleasant outlook and views onto communal gardens, wood grain effect fitted laminate flooring.

Bathroom

Contemporary fitted suite with curved paneled bath with overhead shower, low level w.c. sink into storage unit with gloss cupboard below, heated towel rail, slate tiled flooring.

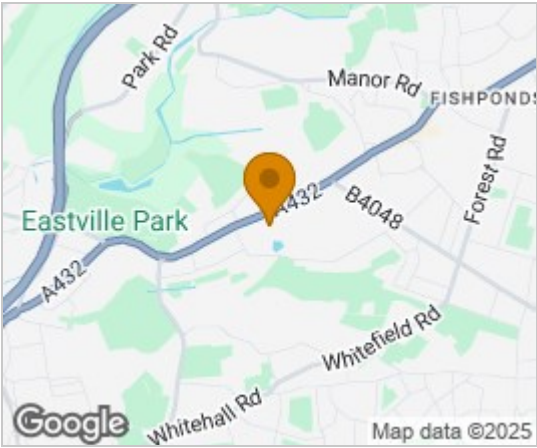
Exterior

The property benefits from the shared beautifully maintained communal gardens with various lawn sections offering mature and attractive planting. There is also an allocated parking space for this property and further visitors parking.

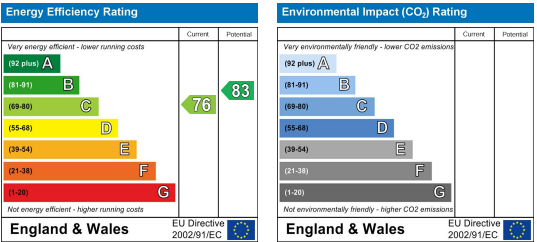
Lease Information

Service charge £120 per month
Lease remaining 965 years

Area Map



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.